

Minutes
Planning Board Meeting
May 1, 2008

Members of the Planning Board in attendance were Charlie Moreno, Chairman, Paul Eaton, Jim Graham, Don Rhodes, and Lynn Sweet.

The Chairman called the public meeting to order at 7:45 PM and announced the members present. The closing date for applications to appear on the agenda for the June 5, 2008 regular meeting will be 5 p.m., Monday, May 19th, 2008. The Chairman reminded the audience that the Board has a policy setting time limits for meetings and that the Board will not consider any new business after 10:30 PM. It was agreed to postpone review of the minutes.

The first item of continuing business was the application of BOULDERS at STRAFFORD LLC and RICHARD NELSON for the 58-lot subdivision (75-lot yield plan conditionally approved at June 2005 meeting) of their properties located on Pig Lane and Range Road (Tax Map 12, Lot 2 and Lot 42, Owners: Boulders at Strafford LLC, Tax Map 8, Lot 20, Owner: Richard Nelson). There was nobody present for this item. It has been agreed that there will be no further discussion of this item with the Planning Board until we have received a decision on our application to the CELCP program for funding for a conservation buyout of this property through the Trust for Public Lands.

The next item of continuing business was the application of JAMES N. LUND for boundary adjustment of 10/12/14, 31 and 35 Lund Drive and Second Crown Point Road (Tax Map 19, Lots 28-1, 28-4, 28-6, and 28-7). Jon Berry of Berry Surveying and Engineering presented revised plans; the Lunds were also present. Board members reviewed the minutes of the last meeting where the Lund application was discussed. Jon Berry advised Board members regarding changes to the plans. He noted that they had received information from the Fire Department regarding specifications, but that there was no information regarding easements for Town access. They have designed a 12 foot pull-off, and two cars can get by on the road. After review, it was agreed that the property line and the easement boundary should show on the fire cistern detail sketch. Note 13 should be changed to read "acceptance by the Town of Strafford/Selectmen" rather than Planning Board. Mr. Berry noted that he has spoken with the e-911 coordinator, and e-911 re-numbering cannot be completed until the plans have been approved. They will keep one of the driveways as "Lund Drive" and will suggest another name if needed for the second entrance. Jon Berry suggested that the final timeline for required roadwork and paving as agreed upon between the applicant and the Selectmen be added to Sheet 1 for recording. Don Rhodes noted a couple of engineering points, based on his detailed review of the drainage study and plan sets: at station 0+25, the low point should be 10 feet back from the edge of pavement; add the invert on the plan for the inlet pipe on sheet 4; remove the 446 foot contour line shown in error. Mr. Rhodes indicated that the drainage report looks to be a reasonable and comprehensive approach to the drainage. Noting that the plan changes and drainage report had addressed the Board's earlier concerns, Paul Eaton then made a motion to accept the plans for boundary adjustment as complete for consideration. Jim Graham seconded the motion. Discussion turned to the various conditions for approval: clarifications and corrections to the road profile and cistern design sheets, revise Note 13 and add the property line and easement line to Sheet 5, and posting of a financial guarantee and agreement with the Selectmen on a phasing schedule for construction and paving of the private road. Jim Lund advised that he will work on an estimate for bonding once the plans have been finalized. Don Rhodes noted that the bond needs to be posted for the amount that it would cost the Town to complete the road, not what it would cost Mr. Lund to complete the work. The Chairman then opened the public hearing. There were no comments. The Chairman then closed the public hearing. There being no further comments, Jim Graham then made a motion, seconded by Lynn Sweet, to accept and approve the plans for boundary adjustment, conditional upon the items noted above—plan sheet corrections and bonding must be posted with the Selectmen. There was no further discussion and the vote was unanimous in the affirmative. Mr. Lund was advised to meet with the Selectmen in the near future.

The next item of business was the application of CARL S. and JOANN BROWN for 2-lot subdivision of their property located on Province Road (Tax Map 7, Lot 33). Applications for state

driveway approval and state septic approval are still pending. Further discussion will take place at the next meeting.

The next order of continuing business was the application of GRANITE STATE REALTY TRUST for Design Review for a 6-lot Conservation Development of land on Canaan Road and Back Canaan Road (Tax Map 4, Lot 83-1). Randy Orvis presented a revised conceptual sketch. Don Rhodes advised that he still has real concern for creating public access to the common land, noting that the access road as now proposed will feel like a driveway and is not reasonable access. Mr. Rhodes noted that the question of access is important, because if there is no public access, he questions the public benefit of approving the conservation development. There was a discussion of various homeowner association possibilities for ownership and management of the open space. Other Board members suggested that they feel that the common land will provide open space protected in perpetuity and prefer the reduced impervious surface area from compacted development. Mr. Orvis suggested that he feels that the best value of the common area is wildlife habitat—old fields and edge habitat. There was further discussion of community leach fields versus individual septic and/or wells. Fire cisterns were discussed. Board members noted a number of items that they felt they had all agreed upon regarding the proposal, including their preference for access off Back Canaan Road, the need for buffering from the neighbors, reasonable access to the common land, reduced impervious surface coverage for the development, smaller lot sizes, and a common well. It was agreed that the Board had recommended that the applicants explore either a hammerhead turnaround or a cul-de-sac with a smaller radius.

The final order of new business was the application of HERBERT SCRIBNER for 2-lot subdivision of his property located on Parker Mountain Road (Tax Map 11, Lot 89). Boundary adjustment of this lot was approved at the April 2008 regular meeting. Jon Berry of Berry Surveying and Engineering presented revised plans. Lot 89 will be 19.25 acres and Lot 89-3 will be 3.56 acres. Mr. Berry advised the Board that although they still have not received subdivision approval from WSPCC, an amended permit from NH DOT for the driveway entrance has been received. The revised plans show all abutting structures and driveways and monuments have now been set. There was some discussion of the driveway culvert that has been added to the plans, which drains off the Rt. 126 intersection. Don Rhodes suggested that a drainage easement might be added to the plan to avoid future problems. Jon Berry noted that the proposed culvert lies within the driveway easement area already defined. After discussion, it was agreed that the property is already subject to drainage from the state road, and it was agreed that a note should be added to state that both lots are subject to the state flowage easement. There being no further comments from Board members, the Chairman then opened the public hearing. There were no comments. The Chairman then closed the public hearing. Don Rhodes then made a motion to accept and approve the plans for 2-lot subdivision, conditional upon the completion of the items noted above and receipt of state of NH WSPCC subdivision approval. Paul Eaton seconded the motion. There was no further discussion and the vote was unanimous in the affirmative. The Chairman advised Mr. Berry to bring the mylar and copies to the office for signatures.

Board members then reviewed recent correspondence and discussed possible work session topics. There being no further business, a motion to adjourn was made and seconded. The meeting adjourned at 10:30 PM.